

VLR 3/19/03  
NR 5/22/03

(Rev. 10-90)  
NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Saegmuller House

other names/site number Department of Historic Resources File Number 000-0020

### 2. Location

street & number 5101 Little Falls Road

not for publication N/A

city or town \_\_\_\_\_

vicinity \_\_\_\_\_

state Virginia

code VA

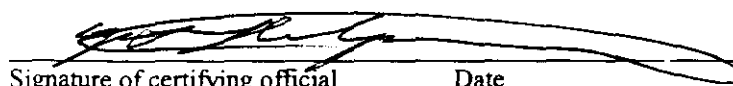
county Arlington

code 013

Zip 22207

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide X locally. (        See continuation sheet for additional comments.)

  
Signature of certifying official

Date

4/4/03

Virginia Department of Historic Resources

State or Federal agency and bureau

In my opinion, the property        meets        does not meet the National Register criteria. (        See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby certify that this property is:

       entered in the National Register

       See continuation sheet.

       determined eligible for the  
National Register

       See continuation sheet.

       determined not eligible for the National Register

       removed from the National Register

       other (explain): \_\_\_\_\_

Signature of Keeper

Date of Action



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**7. Description**

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**Architectural Classification** (Enter categories from instructions)Late 19<sup>th</sup> and Early 20<sup>th</sup> century American movements

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**Materials** (Enter categories from instructions)foundation concreteroof asphaltwalls stucco and woodother stucco (porch columns); wood (window  
surrounds, belt course, porch balustrade and trim)**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance**

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**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.
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**Areas of Significance** (Enter categories from instructions)Architecture

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Period of Significance 1925-1927

Significant Dates 1925-1927

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

#### 9. Major Bibliographical References

##### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

##### Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

##### Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository: \_\_\_\_\_

#### 10. Geographical Data

Acreage of Property less than one

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>18</u>	<u>314420</u>	<u>4308311</u>	2	_____
3	_____	_____	4	_____	_____

\_\_\_\_ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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Name/title: Cynthia A. Liccese-Torres, Historic Preservation PlannerOrganization: Arlington County Historic Preservation ProgramDate: 10/23/02Street & number: 2100 Clarendon Boulevard, Suite 701 Telephone: 703.228.3831City or town: Arlington State: VA Zip code 22201

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name Ronald and Katherine Gordonstreet & number 5101 Little Falls Road telephone (703) 534-3712city or town Arlington state VA zip code 22207

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**Summary Description**

The Saegmuller House, located in northwestern Arlington County, is a two-and-one-half-story, stuccoed, Prairie-style-influenced dwelling with a central-hall plan and pyramidal roof. Resting upon a continuous rusticated concrete block foundation, the exterior is covered in stucco with decorative frame half-timbering, trim, and belt course. The residence features an original front porch with large piers and columns and a prominent central gable, geometric ornamentation on the upper story, cross-gable dormers on each roof slope, deep overhanging eaves, and both double-hung and fixed-sash wood windows in simple wood surrounds. The interior retains its original floorplan and contains original plasterwork, pocket doors, built-in cabinetry, decorative wood moldings, wooden staircase in the entry hall, and period light and bathroom fixtures. The house now occupies a subdivided lot, facing Little Falls Road on both the east and south. A residential development of seven new single-family homes borders the property on the south and north. The property currently consists of only about one-third of an acre and there are no remaining historic outbuildings. The Saegmuller House is in excellent condition and has been little altered since it was constructed in the mid-1920s. Maintained as a private residence, the dwelling retains a high degree of historic and architectural integrity.

**Detailed Description**

**Setting**

The Saegmuller House is situated in the northwestern section of Arlington County near the Fairfax County border. Located at 5101 Little Falls Road, the residence is one of the most stylized early-20<sup>th</sup>-century houses in Arlington County. The dwelling occupies what is now a subdivided lot and faces Little Falls Road on both the east and south. An asphalt driveway at the northeastern edge of the property leads to a cul-de-sac off of Little Falls Road.

Immediately to the north and south is an enclave of seven new two-and-one-half-story homes known as Falls Court, which were built upon subdivision of the original lot in 2000. Although 240 acres were originally associated with the Saegmuller family, including the adjacent Reserve Hill Farm to the west, the current property consists of only about one-third of an acre. With the exception of Reserve Hill, a locally designated historic site now owned and used by the Knights of Columbus, most of the original Saegmuller land has been consumed by residential

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development. Reserve Hill was the home built by and for George Nicholas Saegmuller, the father of John, who resided at the Saegmuller House.

**Exterior Architectural Description**

The east (front) elevation faces the cul-de-sac off of Little Falls Road and measures three bays wide on the first floor and four bays wide on the second floor. A one-story, nearly full-width open porch with a central gabled pediment dominates the first level. Seven concrete steps lead to the porch, which rests on a continuous rusticated concrete block foundation and features a bead board ceiling and tile floor. The heavy rectilinear porch piers are covered in stucco with a central square stucco column topped with a wood entablature and are surrounded by paired plain wood posts adorned with simple, curved wooden brackets. The wood posts are separated by wood post brackets with triangular-notched ends. The porch balustrade has cross hatched wooden posts with a diamond-shaped cutout between each section. A shed roof sheathed in asphalt covers the porch. A wide, plain wood frieze adorns the underside of the porch roofline. The projecting porch gable features frame half-timbering, a rounded wood bracket on the underside of each end of the bargeboard near the eaves, and a small inverted post pendant on the underside of the gable at the apex. The bottom of this pendant, as well as the outer edges of the corner brackets, is capped with a raised square wooden tip. On the projecting sections of the porch, as visible on the north and south elevations, the space between the frieze and the shed roofline is decorated with frame half-timbering in both vertical and rounded shapes.

The central main entrance consists of a wood door with nine-light rectangular glazing at the top and a raised rectangular panel at the bottom. The entrance is topped by a broken rectangular transom with sidelights. An extended door casing frames the entire door, transom, and sidelight features. On each side of the entrance on the first floor is a three-part window in a wood surround containing a six-over-one light, double-hung, wood-sash window flanked by a narrow four-over-one light, double-hung, wood-sash window. Two single six-over-one light, double-hung, wood-sash windows in wood surrounds adorn each side of the projecting porch gable on the second level. The exterior walls are covered in stucco and the lower and upper levels are defined by a simple wood frame belt course with a beaded upper edge. A wide, plain wood frieze and deep overhanging eaves embellish the asphalt-clad pyramidal roof. A tri-partite gable-roof dormer with slightly flared edges pierces the roof slope. The projecting center section of the

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dormer is fitted with a square sliding sash window adorned by a simple wood pilaster on each side. A slightly raised decorative circle and arch motif projects above the opening. On each side of the sliding sash window, under the sloping gable, is a triangular-shaped, nine-light fixed sash fitted with square and irregular panes.

The south (left) elevation, which faces and is parallel to Little Falls Road, consists of two distinct sections. The first section is the main block of the house. The fenestration on the first level consists of a projecting one-story shed-roofed squared bay with three six-over-one light, double-hung, wood-sash windows. Beyond this bay is a pair of six-over-one light, double-hung, wood-sash windows. The upper floor contains five single six-over-one light, double-hung, wood-sash windows. At the rear of the main block on the first floor is a single six-over-one light, double-hung, wood-sash window. The second section of the south elevation is a two-story rear sunroom off the main block of the house. Its fenestration on each floor consists of a three-part window in a wood surround with each of the windows being equal-sized, six-over-one light, double-hung, wood-sash windows. To the right of the lower opening is a single six-over-one light, double-hung, wood-sash window. The roof slope of the main block is pierced by a tri-partite gable-roof dormer similar in configuration and detailing to the dormer on the east slope. A gable-roof dormer fitted with a jalousie window pierces the roof slope of the rear sunroom section. A brick chimney with a corbelled cap also pierces the roof slope of the main block toward this side of the house. A continuous belt course between the two stories extends and wraps around both the main and rear sections of the elevation. Below each window within this decorative band is a raised geometric frame panel with a central circle either flanked or surrounded by a rectangle.

The west (rear) elevation features the two-story sunroom. The fenestration of the first level consists of a central single six-over-one light, double-hung, wood-sash window flanked on each side by a pair of six-over-one light, double-hung, wood-sash windows. The second story includes two single six-over-one light, double-hung, wood-sash windows, one of which is smaller in length and has a stucco panel underneath, as well as a three-part window fitted with three equal-sized six-over-one light, double-hung, wood-sash windows. The roof slope is pierced by a gable-roof dormer with a four-light fixed sash window. The rear of the main block visible from this view includes a projecting one-story side bay containing a glazed and paneled rear entrance door topped by a shed awning, as well as a single six-over-one light, double-hung, wood-sash window on the upper story. The belt course and decorative geometric paneling, as



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well as the wide cornice board and eaves, continue to wrap around the upper story of the entire elevation.

The north (right) elevation consists of two distinct sections. The first section is the main block of the house. Along the front end of the foundation level is a small six-light casement window allowing light into the basement. The fenestration of the first level consists of two single six-over-one light, double-hung, wood-sash windows separated by a small projecting one-story shed-roofed bay containing three single-pane fixed sash windows in a wood surround. The western half of the first level has a larger projecting one-story shed-roofed enclosed bay clad in both stucco and siding. This bay contains a large square window opening with three pairs of sliding sash windows. On the front end of this bay section is a six-over-one light, double-hung, wood-sash window, and on the rear end of this section is the door mentioned in the west elevation description. The upper floor contains four single six-over-one light, double-hung, wood-sash windows, with the third window from the front being smaller than the rest. The roof slope of the main block is pierced by a tri-partite gable-roof dormer similar in configuration and detailing to the dormer on the east slope. However, the central opening of this gable is fitted with a louvered vent. A brick chimney to the west of the dormer also pierces the roof slope. The second section of the north elevation is the two-story rear sunroom off the main block. The lower fenestration consists of a wood slab door topped by a six-light fixed window, as well as a pair of 18-light French patio doors. The upper story contains a pair of six-over-one light, double-hung, wood-sash windows. A gable-roof dormer with a jalousie window pierces the roof slope. The belt course and decorative geometric paneling, as well as the wide cornice board and eaves, continue to wrap around the upper story of the entire elevation.

**Interior Description**

The interior of the Saegmuller House retains its original open floorplan and numerous period features throughout the dwelling. Such elements include the original millwork and plasterwork, oak and heart pine flooring, decorative wood moldings, built-in cabinetry and bookcases, two original fireplace mantels, a wooden staircase in the entry hall, and a massive built-in wall safe in the basement. Some period light and bathroom fixtures also remain. A front vestibule leads from the main entrance into the central hall. Original 20-light glazed pocket doors lead to the formal living room to the left and the dining room to the right. Along the north wall of the dining room is an original built-in buffet cabinet topped with leaded glass windows. Beyond the

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living room on the south side of the hall are both a small study/office and a small bathroom. Opposite these rooms and the staircase is the kitchen with breakfast nook and pantry. At the far end of the main hall is the rear sunroom. Off the west side of the kitchen is a rear servant's stairwell that leads down to the full unfinished basement, as well as up to separate servant's quarters and then to the upper level of the house.

The second story contains five bedrooms and three full bathrooms. Original features include a large built-in linen cabinet on the south wall of the hall, built-in closet drawers, and a laundry chute leading down to the basement. The paneled bedroom and bathroom doors are each topped with a functioning transom. While the attic space of the main block is finished as a recreational room, the attic area above the sun room section remains unfinished and is used for storage.

**Outbuildings**

Although a shed-roof garage/workshop behind the house was documented during a 1985 architectural survey of the property, it is no longer extant. The outbuilding is not visible in the aerial photograph of the Saegmuller lands dating between 1926-1930 (Arlington Historical Society 2000: 48). The date of the garage is unknown since no outbuildings were depicted in the 1935, 1943, or 1952 editions of the Franklin Survey of Arlington County, Virginia.

**Alterations**

Since its construction, the Saegmuller House has undergone only minor alterations. Changes over time have been limited to the recent installation of central air conditioning and gas heating. Although much of the original wood flooring had been concealed by carpet and/or linoleum, only the flooring in the main entry hall has been replaced. It is likely that the asphalt roofing replaced an earlier material, perhaps metal. The windows throughout the house are almost entirely original, with the exception of the sliding sash in the attic dormers. It is hard to determine if the large projecting bay on the north elevation was converted from a porch area. In any case, the three large sliding sash windows are not original to the home's period of construction.

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**Statement of Significance**

The Saegmuller House in Arlington County, likely built sometime between 1925 and 1927, is a rare example of a Prairie-style-influenced residence. One of Arlington's most prominent families, the Saegmullers owned approximately 240 acres of land in this northwestern part of the County. Between 1926 and 1939, the Saegmuller brothers -- John, Frederick, and George -- operated one of Arlington's most successful dairy operations at their Reserve Hill Farm. The Saegmuller House is one of the most stylized early-20<sup>th</sup>-century dwellings in Arlington County yet still illustrates the practical simplicity of rural architecture. The Saegmuller House meets National Register Criterion C in the area of architecture as a rare and well-preserved example of a Prairie-style-influenced dwelling. It also represents a rare surviving example of high-style domestic architecture in a formerly rural setting.

**Historical Background**

**The Saegmuller Family**

The Saegmuller House is located on land originally associated with the Vandenberg family. Gilbert Vandenberg purchased 150 acres from his brother John in 1857 and lived there with his wife Sarah (nee Hoes) and their daughters Evaline, Charlotte, and Maria Jane. George Nicholas Saegmuller immigrated to the United States from Germany in 1870 and later married Maria Jane "Ritie" Vandenberg in 1874. George purchased this 150-acre parcel from his father-in-law, eventually acquiring a total of 243 acres (Saegmuller 1989: 4; 7-8; Burns 1966: 47).

George's extensive training in engineering and as a machinist resulted in an impressive technical career. Saegmuller served as chief of the instrument division of the US Coast and Geodetic Survey, as well as designed astronomical and optical instruments for Fauth & Company, which he founded with Camill Fauth and Henry Lockwood in Washington, DC. In the 1880s, Saegmuller modified the use of the telescope in experiments for the Office of the Chief of Naval Ordnance, and eventually secured patents for 39 optical inventions, including a telescopic bore sight (Burns 1966: 47; 49-51). In 1905, the Saegmuller family relocated their business to Rochester, New York, and merged with the Bausch and Lomb Optical Company. George served as a vice president of Bausch and Lomb until retiring and returning to Arlington in 1926 (Saegmuller 1989: 2; Burns 1966: 54).

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George Saegmuller also was a noted community activist and a prominent figure in the early social and cultural history of Arlington County. In the 1890s, he was elected to the Board of Supervisors of the Washington District and later served as Chairman of the Board. Saegmuller advanced personal funds to improve roads, build the Saegmuller School for children in north Arlington, and even rescued the finances and restored the credit of Alexandria (now Arlington) County. Perhaps most significantly, Saegmuller advocated the construction of Alexandria County's first courthouse and jail in 1898 (Burns 1966: 52-3).

George Saegmuller constructed a prominent stone manor house known as Reserve Hill. Named for the reserve Federal troops stationed in the area during the Civil War, the mansion replaced an earlier 2-story frame farmhouse on the site. Reserve Hill still stands to the west of the Saegmuller House and is now owned by the Knights of Columbus. By the time Reserve Hill was completed about 1905, the Saegmullers moved to Rochester, New York, and planned to use their new Arlington residence as a vacation home. Reserve Hill boasted the newest technological advancements of its time, including running water, four bathrooms (one equipped with a shower), and a lighting system powered by acetylene gas. The home also featured a massive water tower modeled after a tower in Nürnberg (Burns 1966: 51; Saegmuller 1989: 9-10; 21).

At Reserve Hill, the Saegmullers raised cows, horses, pigs, chickens, geese, and guinea hens, grew corn and hay, and maintained a vineyard and orchard. In addition to the mansion, the property included three tenant farmers' homes and another house for the foreman (Saegmuller 1989: 11-12). By 1890, George N. Saegmuller was considered one of the "principal farmers" of the Walker Chapel area of Alexandria County (present-day northern Arlington County) (Chataigne 1890: 152). In a deed dated July 28, 1913, George and Maria Saegmuller formally established their family farm in the County of Alexandria (Arlington). Comprised of ten separate parcels acquired between 1877 and 1905, it was the Saegmullers' intention "to unite all the lands...into one parcel or tract of land to be known as the 'Saegmuller Farm'" (Arlington County Deed Book 128: 580). The entire parcel, which amounted to 240.71 acres as surveyed by George E. Garrett in April 1911, later was conveyed to the three Saegmuller sons on April 26, 1932 (Arlington County Deed Books 128: 581 and 333: 11).

John Leonard (Lee) Saegmuller was born June 18, 1875 at Reserve Hill (Anonymous, 12/21/61), the eldest son of George Nicholas and Maria Jane Saegmuller. He had two younger brothers,

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Frederick B. and George Marshall Saegmuller, as well as a sister, Babette, who died as a teenager (Burns 1966: 51). John Saegmuller attended public schools in both Virginia and Washington, DC, and also spent five years in Germany studying how to make engineering tools. Upon returning from Europe, John worked at his father's Washington, DC, factory, Fauth & Company (Anonymous, 12/21/61; Burns 1966: 50). In 1905, the Saegmuller family relocated their business to Rochester, New York, merging with the Bausch and Lomb Optical Company. In 1917, John returned to Arlington to serve as the head of Bausch and Lomb's Washington, DC, office in the Albee Building on 15<sup>th</sup> Street, NW. John held this position until his retirement in 1926. Until 1939, John and his brothers operated Reserve Hill as a dairy farm. John also served as a trustee of the Rock Spring Congregational Church, was a member of the National Association of Watch and Clock Collectors, and participated in the Arlington Historical Society (Anonymous, 12/21/61; Suter 1991: 12). John Leonard Saegmuller died December 20, 1961, survived by his wife Virginia Fitzhugh Saegmuller and two children, George Nicholas and Louisa (Arlington County Will Book 44: 438-39). He is buried at Columbia Gardens Cemetery in central Arlington. At the time of his death, his permanent residence was 3021 North Edison Street (Anonymous, 12/21/61).

**The Saegmuller Farm**

Originally, Arlington County was the rural portion of the 10-square-mile parcel that was surveyed in 1791 as the nation's capital. Arlington, which was referred to as Alexandria County of the District of Columbia, included present-day Arlington County and part of the City of Alexandria. Throughout the 18<sup>th</sup>, 19<sup>th</sup>, and early-20<sup>th</sup> centuries, Arlington's character remained rural, sparsely populated, and agricultural-based. Though corn was the area's most important crop by the mid-19<sup>th</sup> century, livestock farms, dairy farms, and timber harvesting also were common. In 1860, more than 15,000 acres of land were being farmed in the County. Despite the lack of such formalized services as water and sewer systems, rural Arlington also was noted as a vacation and hunting destination for neighboring Washingtonians. With the introduction of the electric railroad in the 1890s, Arlington began its gradual transformation from an isolated rural community into the heavily populated bustling commuter suburb that still thrives today (Traceries 1996: 1; 13; 15; 27-28).

Dairy farming was popular throughout the area since the mid-19<sup>th</sup> century. Several factors impacted the development of dairy practices in the Northern Virginia region beginning in the

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late-19<sup>th</sup> century. First, specialized farming proved to be a practical venture since concentrated markets for farm products were being created by increasingly populated cities, such as Washington, DC. The post-bellum years also witnessed a national interest in scientific farming, sanitation, and improving both product quality and methods of production. This interest was compounded by the Industrial Revolution, including advancements in machine technology in general and farm machinery in particular. Additionally, the introduction and popularity of the railroad throughout the region allowed goods, especially such perishable items as milk and dairy products, to be transported from the rural farmlands of Alexandria (Arlington) and Fairfax counties to larger area markets. Finally, and perhaps most significantly, dairying began to emerge as a specialized activity, with the design of barns and farm buildings based on innovations in science and sanitation and that reflected the specific function of the building (Landry 1985: 21; 23).

In the 1880s, dairying was primarily a family-operated business, with raw milk production as the main staple and source of profit. As dairying evolved into an agricultural specialty, technical advice and information, such as how to improve milk production, control disease, and evaluate the nutritional value of milk, were widely published. Such discoveries led to government regulation of food products to insure sanitation practices and quality control. Consequently, milking methods and equipment and barns became standardized, which resulted in more efficient and modernized production (Ibid: 23; 26).

As early as 1880, Washington, DC, had an ordinance requiring the collection and testing of milk samples, and by 1895, legislation was enacted that established explicit regulations for inspecting Washington dairies. By 1925, additional laws enforced the safety and quality of milk production, ranging from regulations for barn dimensions to prohibiting milk below a Grade A standard. The District of Columbia's stringent policies resulted in the Northern Virginia region improving its product to become a leading milk producer for the metropolitan area. In fact, the Northern Virginia region produced some of the highest quality milk in the entire nation (Ibid: 27).

In 1900, there were 379 farms in Alexandria County, the majority of which were on land in present-day Arlington County. By 1910, this number had decreased to 96 farms. After Arlington County was formally established in 1920, there were 56 farms within Arlington that amounted to a total of 2,773 acres. While 12 of these farms contained between three and nine acres, there were 35 farms between ten and 99 acres, six farms between 100 to 174 acres, and only three

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farms larger than 175 acres. In 1920, 232 dairy cattle were raised throughout Arlington County and were valued more than any other type of livestock at over \$19,500. With the exception of chickens and swine, dairy cattle was the third most popular type of livestock in the county at that time. Arlington dairy farms produced more than 78,500 gallons of milk in 1919, of which nearly 66,000 gallons were sold (US Department of Commerce 1925: 72-73; 83). By 1925, there were 49 farms in Arlington County that amounted to a total of 1,755 acres. Of the farms in operation in 1925, 38 reported owning and milking dairy cows (US Department of Commerce 1927: 12-13; 22-23).

Despite their persistent efforts, the Saegmullers never succeeded in making their farm a self-sustaining operation. The cider and wine they produced from their orchard and vineyard was only for home consumption. Neighbors often brought their cows to Reserve Hill Farm to breed with the two prize-winning bulls (Knull, 10/8/02)! Beginning in 1926, the Saegmuller brothers operated a "very modern" dairy farm complete with a new barn on the Reserve Hill site. The family owned about 65 Guernsey cattle (Saegmuller 1989: 12; Anonymous, 12/12/61).

In the fall of 1934, the three Saegmuller brothers and their wives filed a loan application in the amount of \$16,000 to the Federal Land Bank of Baltimore, MD, and the Land Bank Commissioner. Requesting the funds to construct a dairy barn and two silos, the family offered all of the land and improvements comprising Reserve Hill Farm as security for the loan. According to the application, which was approved in 1935, the stone manor house was valued at \$100,000 and a frame dwelling (perhaps John's house or the caretaker's dwelling) was assessed at \$35,000. The improvements, including the residences, two barns, silos, and other associated buildings, were worth \$156,800. Of the 239 acres of land, which were valued at \$71,700, 117 acres were cultivated, 62 acres were evergreens, and 60 acres were timber. The family maintained 41 acres of hay, 19 acres of corn, and 18 acres each of wheat and ensilage. The application also provided an itemized list of personal property, none of which was offered as collateral. The Saegmullers owned 34 milk cows, 20 heifers, eleven calves, eleven horses, five colts, and two bulls. The total value of the livestock was \$3,185. The brothers also owned dairy equipment, a truck, a tractor, a thrashing machine, two binders, a hayleader and rakes, and miscellaneous equipment, machinery, and tools (Saegmuller Brothers, 1934).

Beginning October 1, 1934, the Saegmuller Brothers announced new prices for their dairy products. Each quart of milk cost 16 cents, while three quarts and five quarts per day cost 15

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cents and 14 cents each respectively. Heavy whipping cream testing at 40 percent butterfat was sold at 17 cents per gill and 33 cents per half pint (Saegmuller Brothers, 9/26/1934). In 1934, cash sales for the Saegmullers' dairy products amounted to \$10,000, while sales of livestock and crop products amounted to only \$150 and \$300 respectively (Saegmuller Brothers, 1934).

In 1937, John's brother George was listed as a Virginia Guernsey breeder and an active member of the Virginia State Dairymen's Association (Virginia State Dairymen's Association, 1937). While operating the dairy, the family sold raw unpasteurized milk to their neighbors and would deliver it via truck through the neighborhood (Knull, 10/8/02). The dairy farm at Reserve Hill closed in 1939 when they could no longer afford the increasing taxes on productive land (Saegmuller 1989: 13; Anonymous, 12/12/61). Unfortunately, only limited information is available (e.g., a scant collection of newspaper articles, journal articles, oral history interviews, miscellaneous family papers) about the overall operation and success of the Saegmullers' Reserve Hill Farm in particular and Arlington's dairy farms in general.

By 1950, the number of farms in Arlington had declined by nearly half to a total of 24 farms that comprised only 433 acres of land. The average farm size diminished substantially with 75 percent of the farms containing less than 10 acres. Of the farms in operation in 1950, only four reported owning milk cows and only two were selling whole milk (US Department of Commerce 1952: 56; 64; 82).

### The Saegmuller House

Although the current Arlington County tax records for 5101 Little Falls Road indicate a construction date of 1919, neither the origin nor accuracy of this date could be substantiated by historic building permits or tax assessments. Although she did not know an exact date, Mrs. Virginia Knull, a niece of John Saegmuller, believes that the house was constructed in the late teens and was definitely there by the mid-1920s (Knull, 10/8/02). An extensive search of historic maps, however, suggests that the Saegmuller House likely was built sometime between late-1925 and 1927. While an August 1925 Arlington County map depicts four separate dwellings only on the neighboring Reserve Hill Farm property, a building does not appear on the Saegmuller house site until 1927 (Arlington County, VA, 1925; USGS, 1927). Furthermore, an aerial photograph of Reserve Hill Farm and the surrounding land, dating between 1926 and 1930, shows the Saegmuller House to the northeast in its present location. The key accompanying the photograph



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identifies the dwelling as belonging to John (Arlington Historical Society 2000: 47-8).

Evidence suggests that the Saegmuller House was built by John's father George Nicholas Saegmuller and served as John's place of residence. According to his father's will dated June 3, 1930, George bequeathed his son Frederick a 27-acre parcel of land "in lieu of a house," having already given houses to both Lee (John) and George (Arlington County Will Book 15: 363). The dwelling's location was ideal, being adjacent to the Saegmuller family homestead at Reserve Hill Farm to the immediate west. When John retired from Bausch and Lomb in 1926, he and his two brothers operated a dairy farm at Reserve Hill until 1939 (Anonymous, 12/21/61). Perhaps John's father had this home built for him upon his retirement and since he was involved in the family's neighboring dairy operation.

On June 18, 1943, John assumed ownership of 2.3547 acres of the original Saegmuller Farm (Arlington County Deed Book 618: 147), which is the portion containing the house at 5101 Little Falls Road. This 2.3-acre parcel remained in the Saegmuller family only until July 23, 1943, when John and his wife sold it to Edith A. Dunning (Arlington County Deed Book 634: 109).

The Saegmuller House is an exceptional example of a Prairie-style-influenced residence that was inspired by the popular architectural trends of the era in which it was built. However, it is unknown if an architect designed the dwelling. Both the home's original rural setting and Prairie detailing attest to not only the prominence of the local railroad network, but also the importance and affluence of the Saegmuller family. The Saegmuller House is the only known dwelling of its kind in Arlington County, and is especially significant as a uniquely stylized residence constructed during Arlington's rural and agricultural period.

While the Prairie style was prevalent nationwide between 1900 and 1920, examples often were promoted in magazines and architectural pattern books. The two-story, symmetrical, hipped roof form with a front entrance, as illustrated by the Saegmuller House, was the earliest and most common vernacular interpretation of the style. The dwelling clearly exhibits characteristics of the Prairie style. Such traits include the rectangular plan, Tudor-influenced false half-timbering, multi-light over one-light double-hung sash windows, prominent front entrance, low-pitched roof with wide overhanging eaves and broad chimneys, and one-story porch with massive square porch supports and posts. Especially significant is the decorative emphasis on horizontal lines, as seen in the three-part windows, contrasting caps on the porch and balustrade, wide frieze, and

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the plain deep eaves. Also of note are the contrasting wall materials and trim, the continuous horizontal beltcourse separating the lower and upper stories, and the circular and geometric ornamentation within the frieze panels below the upper story windows (McAlester 1992: 438-443).

As such, the Saegmuller House meets National Register Criterion C in the area of architecture as a rare and well-preserved example of a Prairie-style-influenced dwelling. Furthermore, the home is a rare surviving example of high-style domestic architecture in a formerly rural setting.

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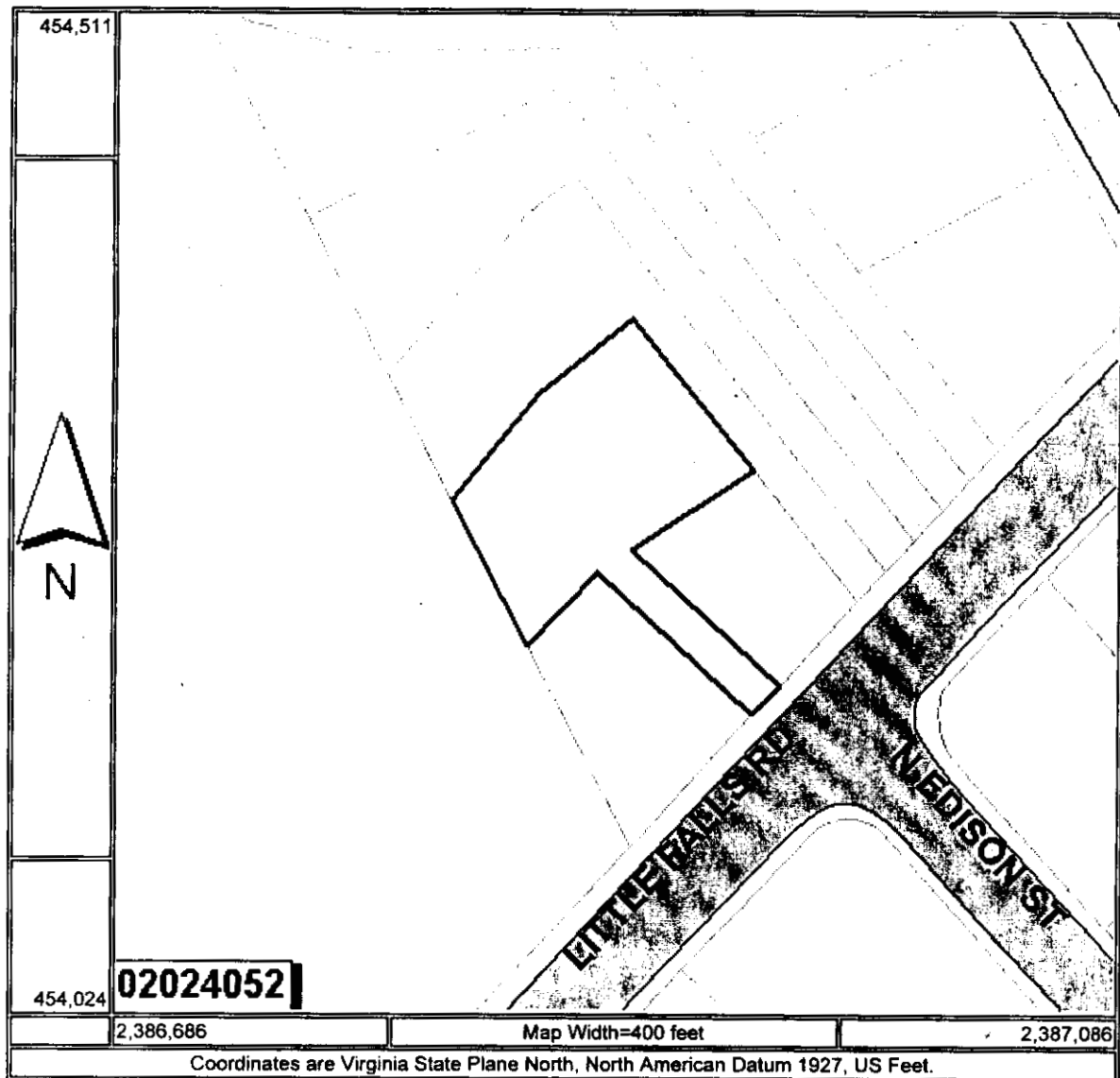
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**Verbal Boundary Description**

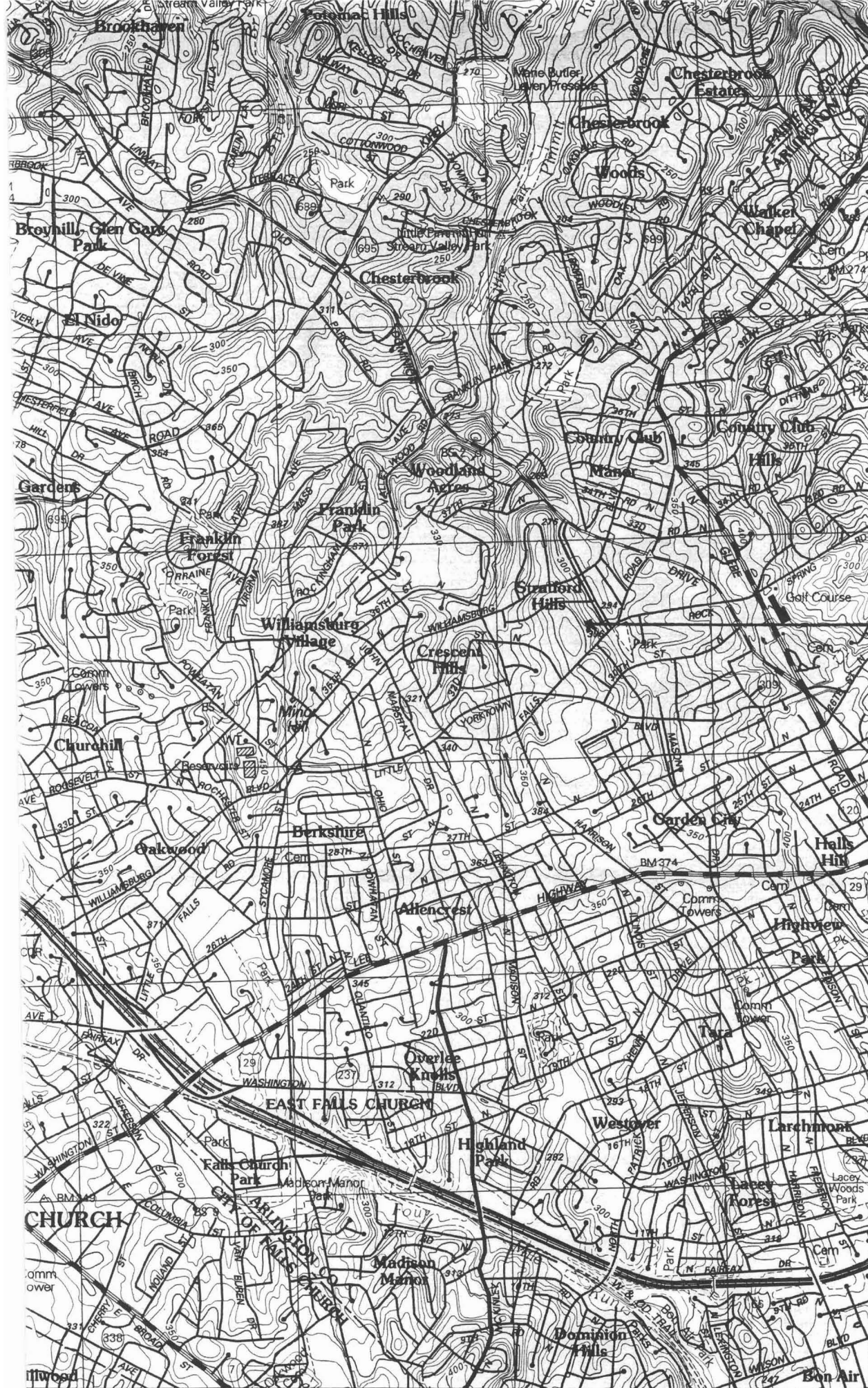
The boundary of the Saegmuller House is shown as the hatched lines on the accompanying map entitled "Property Boundary."

**Boundary Justification**

The boundary of the Saegmuller House includes only the current legal property boundary of 5101 Little Falls Road. Known as Lot 6 of Falls Court, the total lot size is 13,504 square feet and measures 0.31 acres. The remainder of the original Saegmuller lands has been excluded from the boundary because it has been subdivided and developed into residential neighborhoods and roadways within Arlington County.



"PROPERTY BOUNDARY"  
SAEGMULLER HOUSE  
5101 LITTLE FALLS ROAD  
ARLINGTON COUNTY, VA



SAEGMULLER  
HOUSE  
5101 LITTLE FALLS ROAD  
ARLINGTON COUNTY, VA  
UTM REFERENCE :  
18/314420/4308311  
↑

450 000 FEET  
(MD)

407

4306000N

38°52'30"  
77°07'30"

10'

13

1 270 000 FEET (MD)

150000E

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1998

ROAD CLASSIFICATION